

**PLANNING COMMISSION  
CONDITIONAL USE PERMIT  
SITE PLAN REVIEW SHEET**

C21  
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**CASE NUMBER:** SPC-2013-0179D

**PLANNING COMMISSION DATE:** December 10, 2013

**PROJECT NAME:** 2<sup>nd</sup> Street Bridge and Extension/Shoal Creek to West Avenue

**ADDRESS:** 615 W. 2<sup>nd</sup> Street

**WATERSHEDS:** Town Lake and Shoal Creek (Urban)

**AREA:** 5.30 acres; 3.3 acres (limits of construction)

**EXISTING ZONING:** P, Public

**APPLICANT:** City of Austin, Public Works Project Mgmt. (Cynthia Jordan)  
505 Barton Springs Road  
Austin, TX 78701

**ENGINEER:** City of Austin, Public Works (Kevin Sweat P.E.)  
505 Barton Springs Road  
Austin, Tx 78701

**CASE MANAGER:** Nikki Hoelter  
**E-MAIL:** nikki.hoelter@austintexas.gov

**PHONE:** 974-2863

**DESCRIPTION OF PROJECT:**

The proposed project consists of the expansion and improvement of the right of way for West 2<sup>nd</sup> Street, from West Avenue to the end of a new proposed vehicular and pedestrian bridge across Shoal Creek. Improvements to W. 2<sup>nd</sup> Street include Great Street improvements in front of the new Central Library and Austin Energy Substation, creating a festival street for this section of 2<sup>nd</sup> Street. In addition, the Shoal Creek stream bank will be restored and stabilized, including the removal of abandoned infrastructure. The project also includes improvements to the Shoal Creek hike and bike trail and the Lance Armstrong bikeway.

The gross site area is 5.30 acres; however the limits of construction are 3.3 acres.

The project improvements for West 2<sup>nd</sup> Street and Shoal Creek are over an acre and a portion of the site is zoned P, public, which requires Planning Commission approval of the conditional use site plan. [LDC Section 25-2-625(D)(2)].

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2**STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use site plan, because it meets all code requirements. There are no waivers being requested. The project has received a favorable recommendation from the Waterfront Planning Advisory Board.

In addition, staff recommends approval of the improvements due to the environmental benefits such as the stabilization of the stream bank, as well as the transit connectivity benefit, by connecting West 2<sup>nd</sup> Street from West Avenue to Nueces Street.

**SUMMARY COMMENTS ON SITE PLAN:**

The site is located in the Waterfront Overlay, North Shore Central Subdistrict. A portion of the proposed improvements are within the primary setback of the waterfront overlay, however the improvements are permitted within the setback. Park facilities and trails are permitted within the primary setback if the impervious cover does not exceed 15%. The project complies with this section by constructing only 9% impervious cover within the primary setback. No buildings are proposed with this project. In addition a large part of the project is within City of Austin parkland, which permits the improvements in the primary setback.

No variances from the Waterfront Overlay section of the code are being requested.

The project is proposed in conjunction with several surrounding developments which are identified as the Seaholm District, including the Seaholm Redevelopment to the west, the New Central Library to the south and east and the redevelopment of the Green Water Treatment Plant on the east side of Shoal Creek. All projects, including the downtown community and hike and bike trail users will benefit from the 2<sup>nd</sup> Street expansion and stream bank restoration.

**NEIGHBORHOOD PLAN:** Downtown Plan**BOARD AND COMMISSION ACTIONS:**

Downtown Commission – August 27, 2012 (Briefing only)

Parks Board – January 22, 2013 Recommended approval (7-0)

Waterfront Planning Advisory Board – September 9, 2013; Recommended approval (5-0)

Design Commission – September 23, 2013; Recommended approval (4-0)

Planning Commission – December 10, 2013

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3**SURROUNDING CONDITIONS:****Zoning/ Land Use****West:** ROW & DMU / West Avenue and Seaholm Redevelopment**North:** P, Public/ Seaholm electric Substation**East:** Parkland, Shoal Creek & CBD/ creek, vacant land, and redevelopment of Green Water Treatment Plant**South:** P, Public/ New Central Library**PROJECT INFORMATION**

<b>GROSS SITE AREA</b>	5.30acres	
<b>EXISTING ZONING</b>	P, Public and parkland	
<b>WATERSHED</b>	Town Lake and Shoal Creek	
<b>WATERSHED ORDINANCE</b>		
<b>TRAFFIC IMPACT ANALYSIS</b>	A TIA was conducted for the Seaholm District which outlines recommendations for the entire area.	
<b>CAPITOL VIEW CORRIDOR</b>	None	
<b>PROPOSED ACCESS</b>	West Avenue, W. 2 <sup>nd</sup> Street, Nueces and pedestrian access to Cesar Chavez and W. 3 <sup>rd</sup> Street	

**CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA**

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

- 1. Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
- 2. Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the P, public zoning district, as it will be used for public purpose and maintained by the City of Austin.
- 3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites and will enhance the surrounding developments and hike and bike trail.
- 4. Provide adequate and convenient off-street parking and loading facilities;** Staff response: Parking is not required for right of way construction creek restoration and

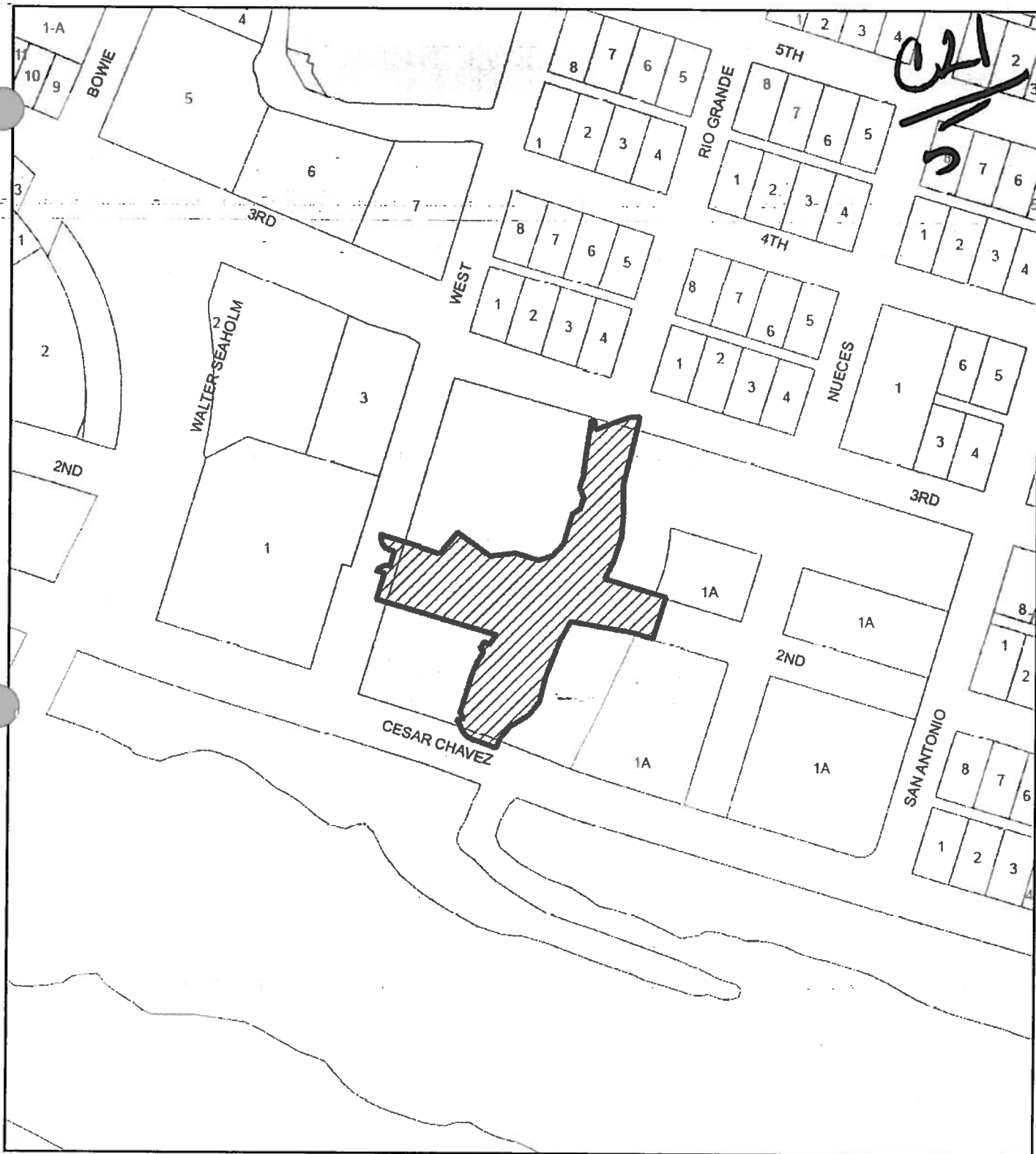
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stabilization, however public parking will be provided in the New Central Library and the Seaholm Redevelopment.

5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed improvements will greatly reduce and restore the erosion that is currently occurring on the creek site.

A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform to all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site. A conditional use permit is required because development is over an acre and within the P zoning district.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The project is to allow better connection to the surrounding developments and downtown streets. Providing pedestrian access through wider sidewalks and improved trail connections.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.



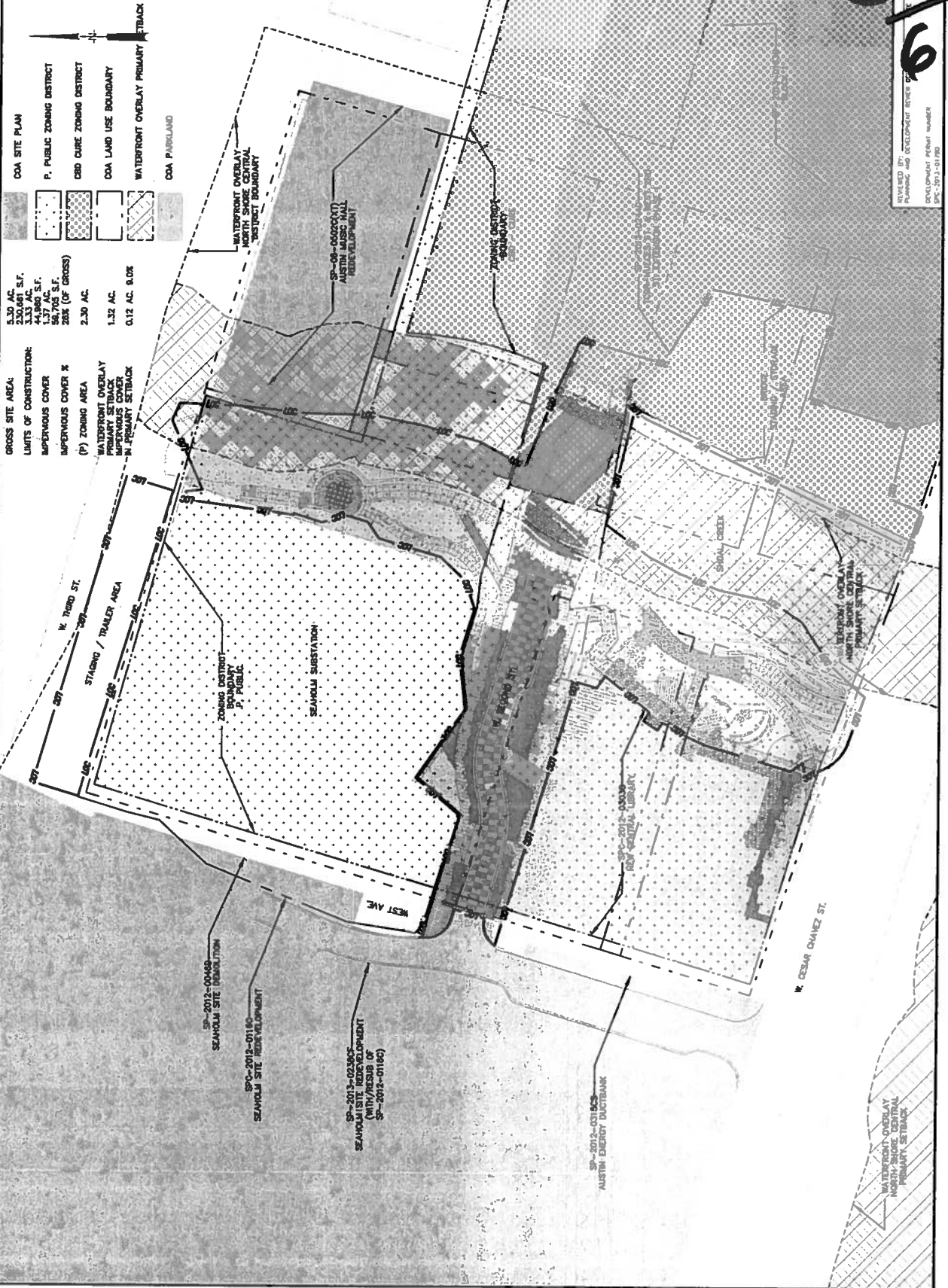
-  Subject Tract
-  Base Map

CASE#: SP-2013-0179D  
ADDRESS: 615 1/2 W 2nd Street



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**GROSS SITE AREA:**  
5.30 AC  
230,661 S.F.

**LIMITS OF CONSTRUCTION:**  
IMPERVIOUS COVER  
1.37 AC  
59,762 S.F.

**(P) ZONING AREA:**  
WATERFRONT OVERLAY  
PRIMARY SETBACK  
IMPERVIOUS COVER  
IN PRIMARY SETBACK

**COA SITE PLAN**

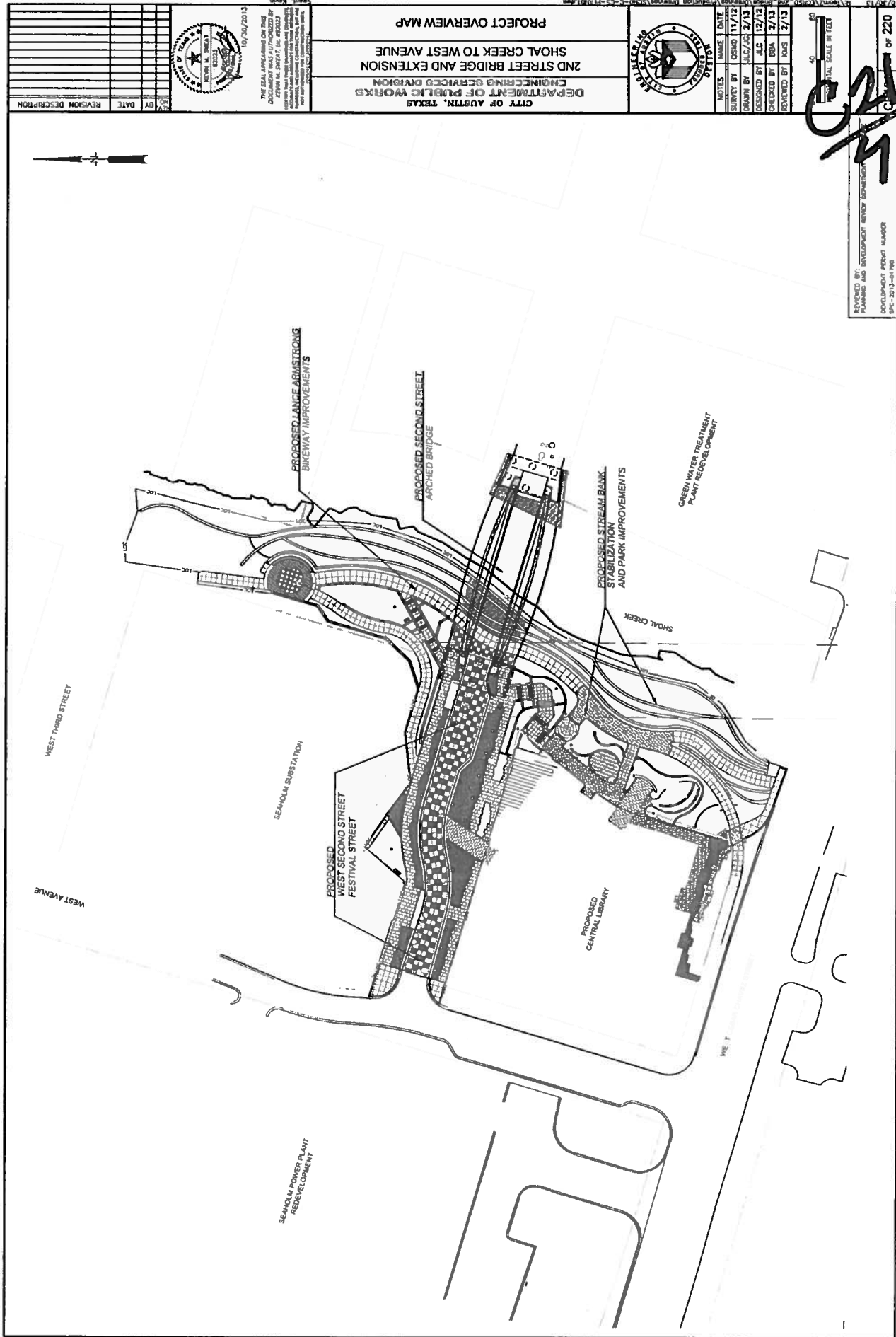
P. PUBLIC ZONING DISTRICT

COA CURVE ZONING DISTRICT

COA LAND USE BOUNDARY

WATERFRONT OVERLAY PRIMARY SETBACK

COA PARKLAND



NO.	BY	DATE	REVISION DESCRIPTION
1	AL	10/20/2013	PROJECT OVERVIEW MAP

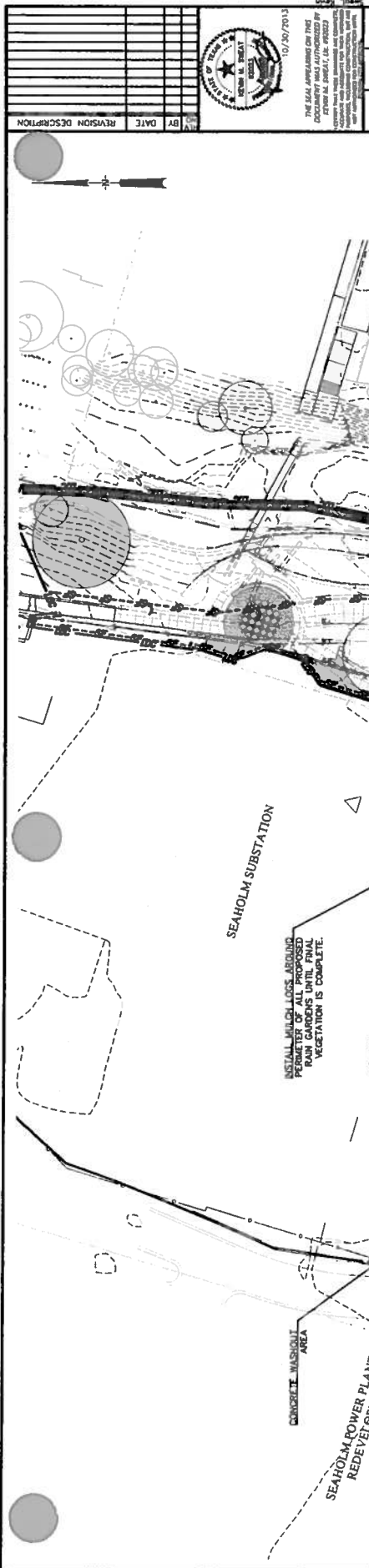
THE SEAL APPEARING ON THIS DRAWING IS THE PROPERTY OF THE CITY OF AUSTIN, TEXAS. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE CITY OF AUSTIN, TEXAS.

**CITY OF AUSTIN, TEXAS**  
**DEPARTMENT OF PUBLIC WORKS**  
**ENGINEERING SERVICES DIVISION**  
**2ND STREET BRIDGE AND EXTENSION**  
**SHOAL CREEK TO WEST AVENUE**  
**PROJECT OVERVIEW MAP**

NOTES	NAME	DATE
SURVEY BY	OSU	11/12
DRAWN BY	JAC/24	2/13
DESIGNED BY	JAC	12/12
CHECKED BY	BGA	2/13
REVIEWED BY	RAUS	2/13

GRAPHIC SCALE IN FEET  
 0 40 80  
 1" = 40'

REVIEWED BY: PLANNING AND DEVELOPMENT REVIEW COMMITTEE  
 DEVELOPMENT PROJECT NUMBER: 2013-001-001  
 SHEET 220 OF 220



- NOTES:
1. If disturbed area is not to be worked on for more than 14 days, disturbed area needs to be stabilized by revegetation, mulch, tarp or revegetation matting. [ECM 1.4.4.3.3, Section 5.]
  2. Environmental Inspector has the authority to add and/or modify erosion/sedimentation controls to those shown on the plan in accordance with the City of Austin Rules and Regulations. [LOC 25-8-183]
  3. Contractor shall utilize best control measures during site construction and use irrigation trucks and mulching as per ECM 1.4.5.1(A), or as directed by the Environmental Inspector.
  4. The contractor will clean up spoils that migrate onto the roads a minimum of once daily. [ECM 1.4.4.0.4]
  5. Contractor shall maintain the dewatering system to ensure performance. If the dewatering system is not performing, the contractor shall immediately notify the environmental inspector's direction to ensure adequate system performance.

LEGEND

---	LOC	---	LIMITS OF CONSTRUCTION
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REVIEWED BY: PLANNING AND DEVELOPMENT REVIEW BOARD  
DATE: 08/15/2008

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10/15/2003

BY: DATE: REVISION DESCRIPTION:

CITY OF AUSTIN, TEXAS  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION  
2ND STREET BRIDGE AND EXTENSION  
SHOAL CREEK TO WEST AVENUE  
OVERALL EROSION CONTROL PLAN

NOTES: NAME: DATE:

DESIGNED BY	CSMD	11/12
DRAWN BY	JLC/JAC	2/13
CHECKED BY	JLC	12/13
REVIEWED BY	BNA	2/13
REVIEWED BY	DAE	2/13



GRAPHICAL SCALE IN FEET

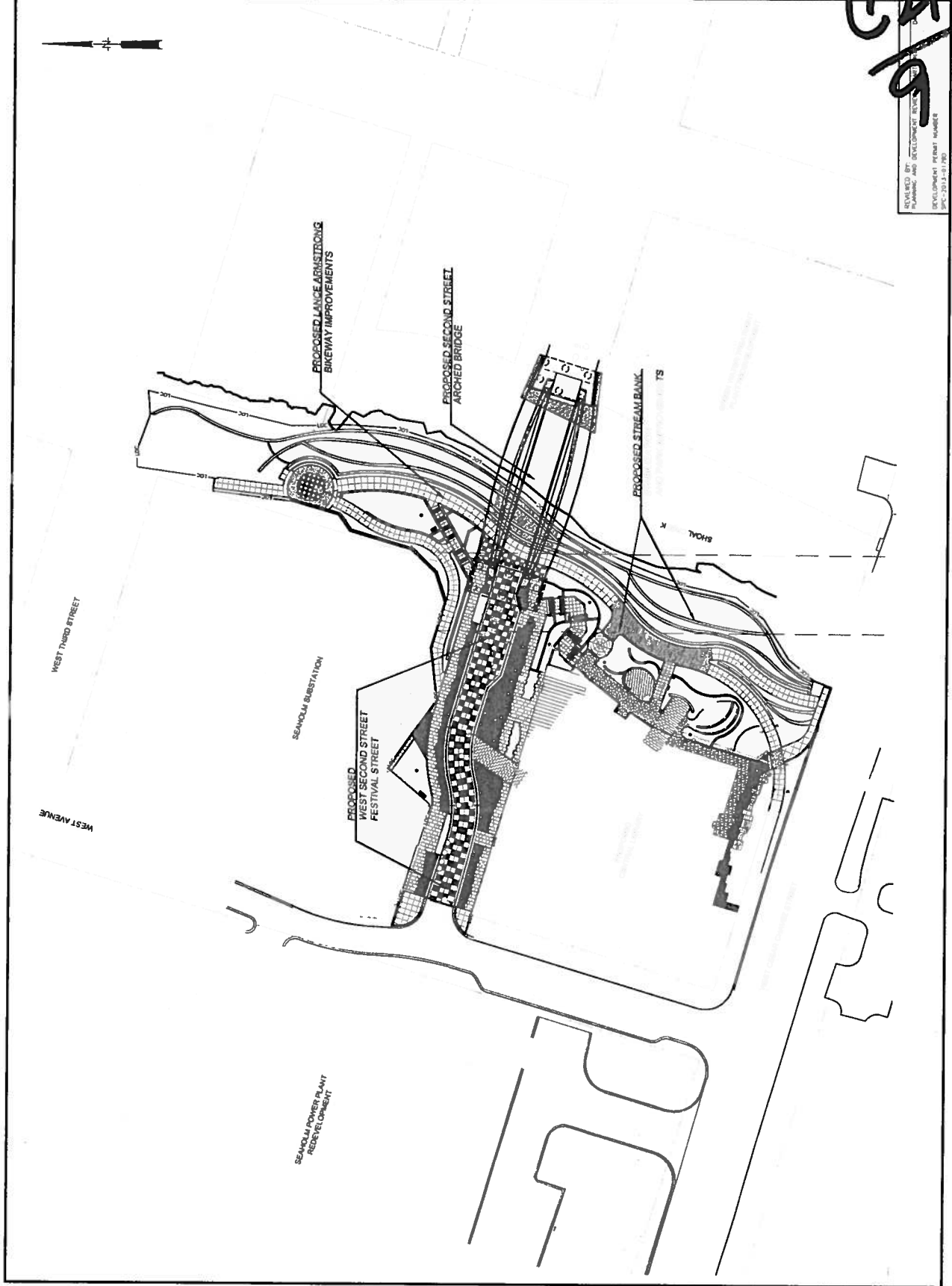
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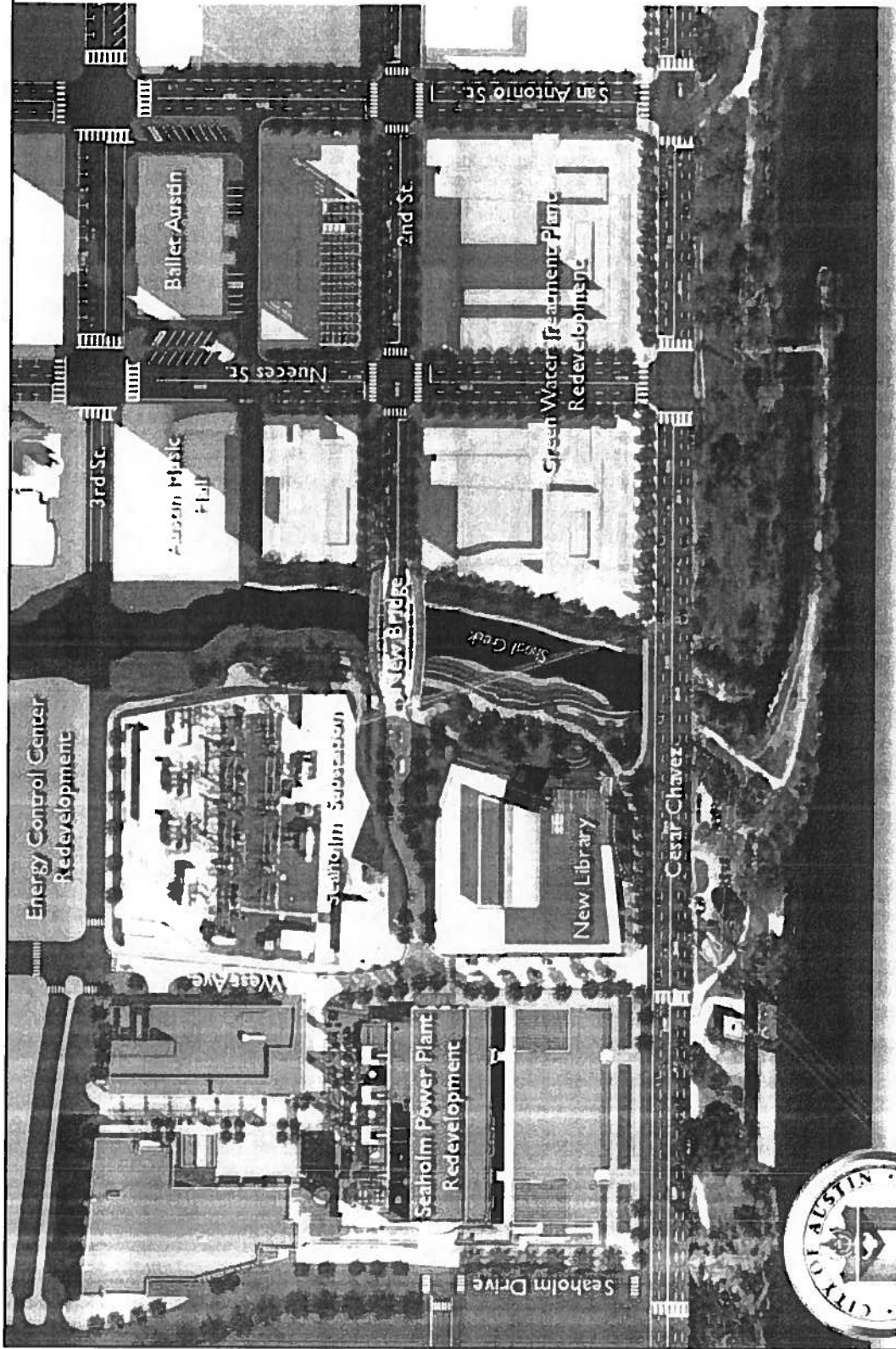
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		<p>10/30/2013</p> <p>THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RETIRAL DIRECTOR L. J. REEDY</p> <p>ADVISOR: THE SEAL OF THE CITY OF AUSTIN, TEXAS, IS A REGISTERED TRADEMARK OF THE CITY OF AUSTIN, TEXAS. IT IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE CITY OF AUSTIN, TEXAS.</p>		<p>PROJECT OVERVIEW MAP</p> <p>2ND STREET BRIDGE AND EXTENSION</p> <p>SHOAL CREEK TO WEST AVENUE</p> <p>ENGINEERING SERVICES DIVISION</p> <p>CITY OF AUSTIN, TEXAS</p> <p>DEPARTMENT OF PUBLIC WORKS</p>				<table border="1"> <tr> <th>NOTES</th> <th>DATE</th> </tr> <tr> <td>SURVEY BY</td> <td>CSMD 11/12</td> </tr> <tr> <td>DRAWN BY</td> <td>JLC/JC 2/13</td> </tr> <tr> <td>DESIGNED BY</td> <td>JLC 12/12</td> </tr> <tr> <td>CHECKED BY</td> <td>BBA 2/13</td> </tr> <tr> <td>APPROVED BY</td> <td>AMS 2/13</td> </tr> </table>		NOTES	DATE	SURVEY BY	CSMD 11/12	DRAWN BY	JLC/JC 2/13	DESIGNED BY	JLC 12/12	CHECKED BY	BBA 2/13	APPROVED BY	AMS 2/13	<p>21 of 220</p> <p>CP101</p> <p>DEVELOPMENT PRESENT NUMBER</p> <p>SPC-2013-0100</p>	
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DESIGNED BY	JLC 12/12																						
CHECKED BY	BBA 2/13																						
APPROVED BY	AMS 2/13																						





# Seaholm Development District

1721/0

DESIGNED BY: PLANNING AND DEVELOPMENT DIVISION  
 DATE: 11/12  
 DEVELOPMENT PERMIT NUMBER: 1721/0-10



NOTES	DATE
DESIGNED BY: PLANNING AND DEVELOPMENT DIVISION	11/12
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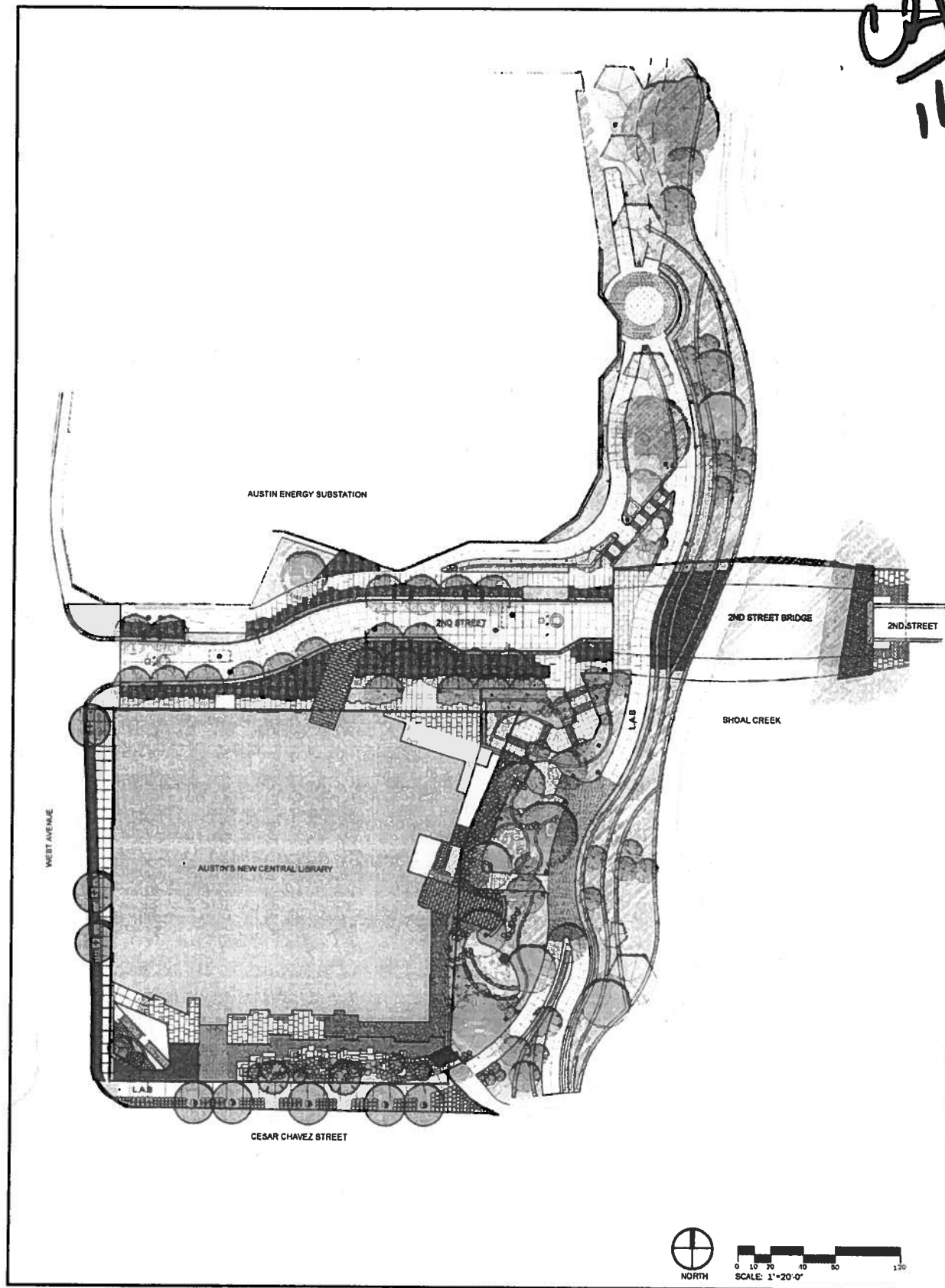
CITY OF AUSTIN, TEXAS  
 2ND STREET BRIDGE AND EXTENSION  
 SHOAL CREEK TO WEST AVENUE  
 DISTRICT OVERVIEW MAP



THE SEAL OF THE CITY OF AUSTIN, TEXAS  
 WAS ADOPTED BY THE CITY COUNCIL  
 ON MAY 12, 1879, AND IS THE  
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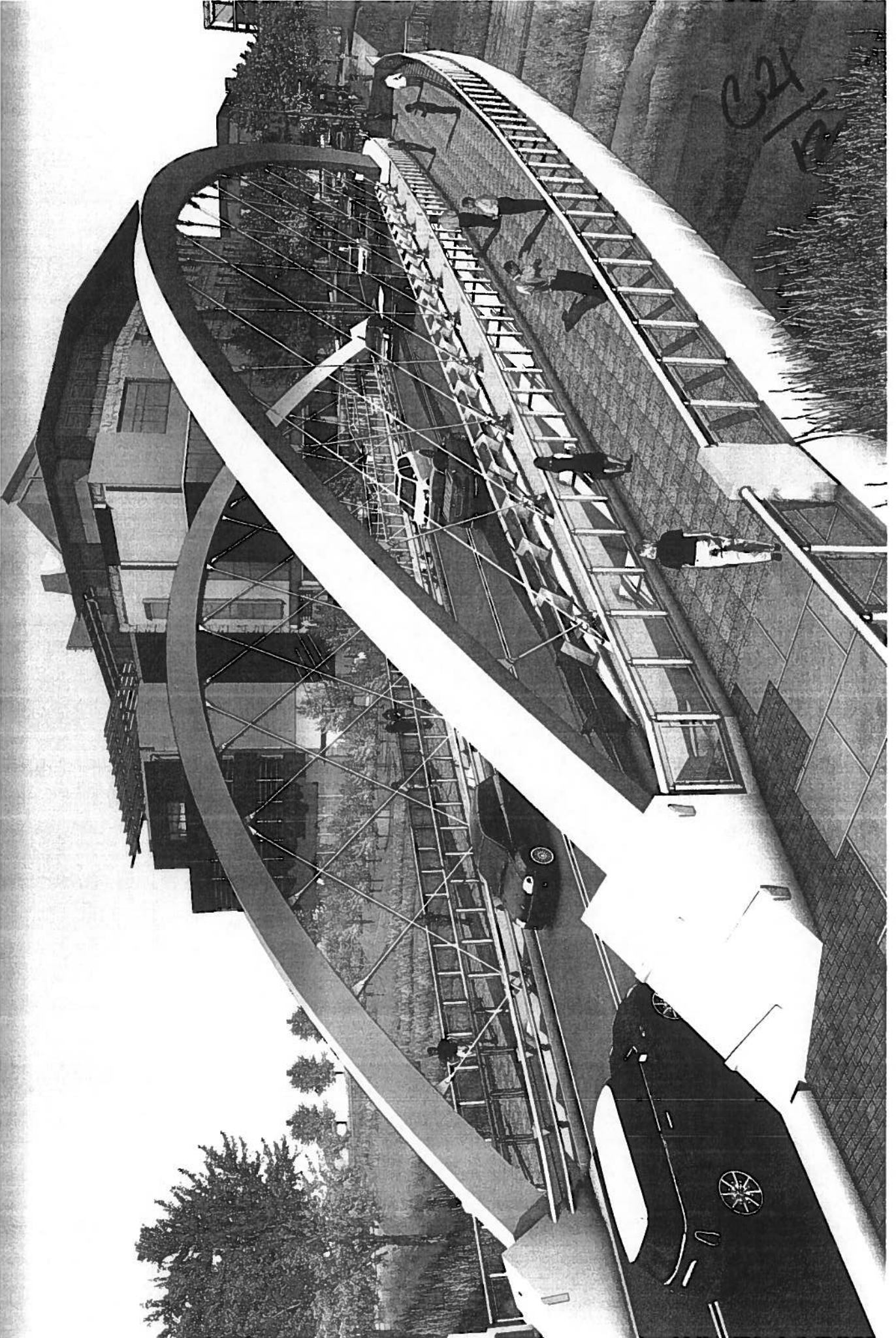


SITE PLAN  
NEW AUSTIN CENTRAL LIBRARY AND RELATED IMPROVEMENTS

CITY OF AUSTIN  
03/26/2013



C24  
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## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/development](http://www.austintexas.gov/development).

Written comments must be submitted to the board or commission the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

**Case Number:** SPC-2013-0179D

**Contact:** Michael Duval, 512-974-2349/Nikki Hoelter, 512-974-2863

**Public Hearing:** Planning Commission, Dec 10, 2013

*David Webber*

*Your Name (please print)*

*700 West Ave, Ste 1322, Austin, TX 78701*

*Your address(es) affected by this application*

*[Signature]*

*Signature*

*12/11/13*

*Date*

*Daytime Telephone:*

*Comments:*

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review – 4<sup>th</sup> floor

Nikki Hoelter

P. O. Box 1088

Austin, TX 78767-8810

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